

MEETING SUMMARY

DATE September 15, 2015
PLACE 50 W Gay St
TIME 3:01 pm – 4:18 pm

A CALL TO ORDER

Present: William Fergus, Matt Egner, Bart Overly, Ryan Szymanski, Denis de Verteuil, Kim Way and Trent Smith (arrived 3:30pm)

Staff Present: Jackie Yeoman and Alexandria Voignier

B APPROVAL OF MINUTES

3:01 Meeting Summary – August 18, 2015

Motion: To approve

Motion By: Mr. Way / second by Mr. Szymanski

Result: Approval (4-0); Mr. Egner abstained; Mr. Overly and Mr. Smith were not present

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:04-3:09 15-09-004

Address:	566 W Rich
Property Owner:	Scott Guiler
Applicant:	Ken Garrett, Segna Associates
To be reviewed:	Exterior modification – New exterior door

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The applicant is proposing a new exterior door and transom window on the east elevation of the building. The door is a required exit based on the Ohio Building Code. The new door and window will replace an existing window and will match the height and width of the existing opening.

Discussion:

- Mr. Overly asked if the door will be painted black; Mr. Guiler responded it will be painted brown to match the existing window trim and doors.

Motion: To approve

Motion By: Mr. Way / second by Mr. de Verteuil

Result: Approved (6-0); Mr. Smith was not present

Address: 577 W Town
 Property Owner: Pilot Dogs, Inc.
 Applicant: Shaun Breslin, AECOM
 To be reviewed: Council Variance

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the three proposals for Pilot Dogs as noted in the Staff Report. All three applications (15-09-001, 15-09-002, 15-09-003) were discussed by the Board and applicant simultaneously as noted below. The site is within the Dodge Park sub-district.
- Pilot Dogs, Inc. has been an active member of the Franklinton community since 1956. Pilot Dogs' current establishment on Town Street includes administrative offices, a small dormitory, cafeteria and a small kennel.
- Pilot Dogs is proposing to demolish three concrete block structures associated with United Refrigeration, four single-family homes, a corrugated metal hut, a concrete block garage and all associated driveways and landscaping.
- Based on previous comments from the EFRB, the applicant is preserving the existing warehouse located on Rich Street.
- The proposed replacement use will be a new, one-story, indoor training facility for Pilot Dogs, Inc. The facility is approximately 32,820 square feet and will include indoor kennels, a dedicated veterinary hospital/clinic, administrative offices, and support space. The building will also include shell space for future expansion.
- The proposed land use of Kennel is not listed as a permitted use within the East Franklinton District. The applicant has applied for a Council Variance to construct and operate a multi-use building including kennels, administrative offices, and veterinary medical suites.

Discussion:

- Mr. Breslin described the existing Pilot Dogs site and the proposed site plan.
- Mr. Way asked if any of the buildings proposed for demolition could be moved; Mr. Grey and Mr. Breslin stated they are not in good condition and they have not discussed moving the structures.
- Mr. Breslin asked if the bike parking could be located inside the building; Mrs. Yeoman responded the Board could approve a modification on bicycle parking to permit it indoors; Mr. de Verteuil stated visitors would not have easy access to bike parking.
- Mr. Way asked why Pilot Dogs is proposing 25 parking spaces; Mr. Breslin responded it will act as overflow parking for the full Pilot Dog complex.
- Mr. Overly asked how many total parking spaces exist; Mr. Gray responded 48 spaces in addition to the new proposed spaces.
- Several Board members commented the parking lot design is not very functional and has limited maneuverability.
- Mr. Breslin described the exterior building materials and explained the exterior window design was originally based on braille.
- Mr. Szymanski asked for clarification regarding the color of the brick; Mr. Overly suggested the use of grey brick; Mr. Breslin responded some brick colors are too expensive for the project budget.
- Mr. Overly commented that he supports the use of the older Pilot Dogs sign; Mr. Breslin stated the applicant will provide a supplemental signage package as lighting and color are still being explored.
- Mr. Breslin stated the roof-mounted mechanical units will be screened with corrugated metal on three sides (as needed based on site lines).
- Mr. Breslin stated the location of the proposed fence will be finalized after the right-of-way purchase application for the alley is decided.
- Mr. Breslin described the tree locations and stated the two sycamore trees on Gift Street can be salvaged.
- Mr. de Verteuil stated he would advocate for less parking as it is not needed on daily basis and more open space; Mr. Breslin asked how much parking should be provided; Mr. Szymanski responded that the applicant should tell the Board how much parking is needed.
- Mr. Way made requests for minor adjustments to the landscaping.

Motion: To recommend approval of the Council Variance for use to City Council

Motion By: Mr. Fergus / second by Mr. Overly

Result: Approved (7-0)

3:09-4:16 15-09-002

Address: 577 W Town
Property Owner: Pilot Dogs, Inc.
Applicant: Shaun Breslin, AECOM
To be reviewed: New construction and site work

Staff report and discussion are summarized under 15-09-001

Motion: To approve with the following conditions:

1. Provide three (3) bicycle parking spaces
2. Return for EFRB review of lighting, graphics, parking and fencing

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (7-0)

3:09-4:16 15-09-003

Address: 577 W Town
Property Owner: Pilot Dogs, Inc.
Applicant: Shaun Breslin, AECOM
To be reviewed: Demolition

Staff report and discussion are summarized under 15-09-001

Motion: To approve with the condition the Council Variance for use is approved

Motion By: Mr. Fergus / second by Mr. Szymanski

Result: Approved (7-0)

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

1. 188 McDowell | Application #15-08-002
Change of Use | Reviewed 08/18/2015 | Issued 08/18/2015
2. 501-503 Walnut | Application #15-08-003
Change of Use | Reviewed 08/18/2015 | Issued 08/18/2015
3. 201 Lucas | Application #15-04-001
Live/Work Multi-family development | Reviewed 07/21/2015 | Issued 08/13/2015

H OTHER BUSINESS

I NEXT MEETING

Tuesday – October 20, 2015 at 50 W Gay St at 3:00 pm